

1 BILL NO. R-85-05- 10

2 DECLARATORY RESOLUTION NO. R-68-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 April 11, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 The East Half of Lot Numbered Seven  
12 (7) and the West 50 feet of Lot Num-  
13 bered Eight (8) in Hanna-Creighton  
14 Subdivision II, in the City of Fort  
Wayne, Allen County, Indiana, as re-  
corded in Plat Record No. 31, pages  
88-90;

15 said property more commonly known as (number not assigned by Post  
16 Office as of this date; between 1021 and 1011 E. Wallace Street,  
17 Fort Wayne, Indiana);

18 WHEREAS, it appears that said petition should be pro-  
19 cessed to final determination in accordance with the provisions  
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
22 OF THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section  
24 4, below, the property hereinabove described is hereby designated  
25 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
26 12.1. Said designation shall begin upon the effective date of  
27 the Confirming Resolution referred to in Section 3 of this Resolu-  
28 tion and shall continue for one (1) year thereafter. Said desig-  
29 nation shall terminate at the end of that one-year period.

30 SECTION 2. That upon adoption of this Resolution:

31 (a) Said Resolution shall be filed with the Allen  
32 County Assessor;



1 Page Two

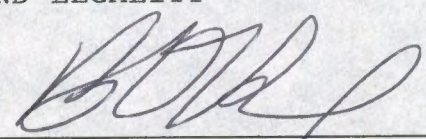
- 2 (b) Said Resolution shall be referred to the Committee  
3 on Finance and shall also be referred to the De-  
4 partment of Economic Development requesting a re-  
5 commendation from said department concerning the  
6 advisability of designating the above designated  
7 area an "Economic Revitalization Area";
- 8 (c) Common Council shall publish notice in accordance  
9 with I.C. 5-3-1 of the adoption and substance of  
10 this Resolution and setting this designation as an  
11 "Economic Revitalization Area" for public hearing;
- 12 (d) If this Resolution involves an area that has al-  
13 ready been designated an allocation area under  
14 I.C. 36-7-14-39, then the Resolution shall be re-  
15 ferred to the Fort Wayne Redevelopment Commission  
16 and said designation as an "Economic Revitalization  
17 Area" shall not be finally approved unless said  
18 Commission adopts a resolution approving the peti-  
19 tion.

20 SECTION 2. That this Resolution shall be subject to  
21 being confirmed, modified and confirmed or rescinded after public  
22 hearing and receipt by Common Council of the above described re-  
23 commendations and resolution, if applicable.

24 SECTION 4. That this Resolution shall be in full force  
25 and effect from and after its passage and any and all necessary  
26 approval by the Mayor.

27   
28 \_\_\_\_\_  
Councilmember

29 APPROVED AS TO FORM  
30 AND LEGALITY

31   
32 \_\_\_\_\_  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gastuch,  
seconded by Stew, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-14-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-68-85  
on the 14th day of May, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 15th day of May, 1985,  
at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of may,  
1985, at the hour of 2 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Steven E. & Carolyn J. Jahn
2. Owner(s) Steven E. & Carolyn J. Jahn
3. Address of Owner(s) 1021 E. Wallace Street  
Fort Wayne, IN. 46803
4. Telephone Number of Owner(s) (219) 456-3494
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant 1021 E. Wallace Street  
Fort Wayne, IN. 46803
7. Telephone number of Applicant (219) 456-3494
8. Address of Property Seeking Designation \_\_\_\_\_  
Number not assigned by Post Office as of this date. (Between 1021 & 1011 E. Wallace St
9. Legal Description of Property Proposed for Designation (may be attached) The East Half of Lot Numbered Seven (7) and the West 50 feet of  
Lot Numbered Eight (8) in Hanna-Creighton Subdivision II, in the City of  
Fort Wayne, Allen County, Indiana, as recorded in Plat Record No. 31, pages 88-90.
10. Township Wayne Township
11. Taxing District 93



12. Current Zoning \_\_\_\_\_
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Vacant Lot
- \_\_\_\_\_
- \_\_\_\_\_
- b. What Structure(s) (if any) are on the property? None
- \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of this structure/these structures? \_\_\_\_\_
- \_\_\_\_\_
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land \$500.00
- b. Improvements \_\_\_\_\_
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$40.60
17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_
- New warehouse facility.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Immediately
- b. When is completion expected? Approx. eight weeks.
19. Cost of Project (not including land costs) \$90,000.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Four - Six

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? \_\_\_\_\_  
Warehouse Supervisor; Fork Lift Operator, Delivery Personnel.

c. Anticipated time frame for reaching employment level stated above?

Six months.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

This area of the City has ceased to grow for many years. The older buildings  
in the area have deteriorated greatly, and there has been a significant lack of  
any new development. This property is also located in the Enterprise Zone  
established by the City as a Revitalization Area.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

It will offer new employment opportunities, and a new building will  
enhance the area development.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? \_\_\_\_\_ YES \_\_\_\_\_<sup>X</sup> NO

26. Financing on Project

What is the status of financing connected with this project?

We are currently investigating eligibility for the Industrial Revolving

Loan Fund established by the City of Fort Wayne. If we are not

eligible for this Fund, we will obtain a conventional loan from a local bank.

I hereby certify that the information and representation on this Application are true and complete.

*Steph*

Signature(s) of Owners

April 11, 1985

Date

*Carolyn J. Jahn*

" "

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-85-05-10

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (number not assigned by Post Office as of this date; between 1021 and 1011 E. Wallace Street; Steven E. & Carolyn J. Jahn)

EFFECT OF PASSAGE This project will offer new employment opportunities, and a new building (constructed on a lot that is presently vacant) will enhance the area development.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$90,000

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-85-05-10

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an

"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 5-14-85

SANDRA E. KENNEDY  
CITY CLERK